



**MINUTES
HISTORIC PRESERVATION BOARD
MONDAY, APRIL 14, 2008
TOWN OF LAKE PARK
535 PARK AVENUE
LAKE PARK, FLORIDA**

CALL TO ORDER: 8:16 p.m.

ROLL CALL:

| | |
|-------------------------------------|---------|
| Chairman Jeff Blakely | Present |
| Vice Chairman Todd Dry | Present |
| Jeanine Longtin | Present |
| Tim Stevens | Present |
| Robin Maiback, 1 st Alt. | Absent |
| Mason Brown, 2 nd Alt. | Present |

Approval of Agenda

Mr. Tim Stevens made a motion to approve the agenda. Seconded by Vice Chairman Todd Dry.

| | Aye | Nay |
|-----------------|-----|-----|
| Jeff Blakely | X | |
| Todd Dry | X | |
| Jeanine Longtin | X | |
| Tim Stevens | X | |
| Mason Brown | X | |

Motion carried 5-0

New Business

Application for Special Certificate of Appropriateness filed by Sue Ellen Gamble Mosler, for the property located at 227 Foresteria Drive, Lake Park, Florida, to replace windows and doors.

Chairman Jeff Blakely stated that this board meeting was a Quasi-Judicial Public Hearing and asked that all staff members, experts, witnesses or person desiring to speak on the matter being discussed must be sworn in. All persons raised their right hand, and the recording clerk swore in persons who wished to speak. Board Members stated that no ex-parte communication had taken place.

Mr. Patrick Sullivan, Community Developer Director, identified himself for the record and stated that he wished to explain the process to the board. Mr. Sullivan stated that under Chapter 66 "Historic Preservation" gives the board authority to review before a change to any structure can occur. Mr. Sullivan further stated the board is the "final" arbitrator of this decision as this request does not go to the Town Commission. Mr. Sullivan stated that Section 66.1 requires a Certificate of Appropriateness for any change, alteration, or any restoration that occurs to a structure of a designated building, must apply for a Certificate of Appropriateness in order to do these changes. Mr. Sullivan further stated that the standards that the board uses for review are the Secretary of Interior's Standards for Rehabilitation. Also, Mr. Sullivan stated that a Special Certificate of Appropriateness is for things other than general maintenance.

Chairman Blakely asked that Mr. Sullivan speak about the responsibilities and benefits of designation. Mr. Sullivan stated that when a historic home is purchased, we become a "steward" of that home and a responsibility to the community, our heritage, and future generations to make sure that this particular type of building is preserved. Mr. Sullivan stated that a historic home has tax credits available for work done that enhances, and must be a contributing factor to the structure in order to qualify for tax credits.

Ms. Nadia DiTommaso, identified herself as a planner for the Town of Lake Park, and stated that the structure at 227 Foresteria Drive, is designated as a "historic" home built in 1925, and that the homeowner is Sue Ellen Gamble-Mosler, and that she has requested a Special Certificate of Appropriateness. Ms. DiTommaso also stated that the home is eligible for the National Register of historic buildings. Ms. DiTommaso further stated that the applicant is requesting the certificate in order to replace, and/or repair all the windows and doors on the home. Ms. DiTommaso stated that the proposed windows do convey the historic character of the home, as we look to the Secretary of Interior's Standards for Rehabilitation which states that *identifying, retaining, and preserving windows and entrances—and their functional and decorative features—that are important in defining the overall historic character of the building* is recommended.

Ms. DiTommaso stated that the fan windows depict the historic character of the home and the applicant has agreed that the fan windows will be repaired and retained where necessary instead of being replaced. Ms. DiTommaso further stated that all the windows and doors as shown on page 2 of the staff report, will be replaced; the windows shall be 6 over 6 double hung with exterior raised muntins and a matte finish in a color compatible with the exterior of the house. The French doors will have the same finish with 10 lights per door; and the narrower window openings on the side of the structure should mimic the existing swinging windows with 10 lights per panel. Ms. DiTommaso further stated that the two metal doors on the rear outbuilding will be replaced with doors that are compatible with the historic character of the building. One of the problems with the existing doors is they have stamped raised panels that are not a typical representation of a wooden door. Ms. DiTommaso stated that staff does recommend **approval** of the Special Certificate of Appropriateness with conditions as listed below:

1. Final door and window design requests shall be approved by the Community Developer Director prior to installation.
2. Replacement doors and windows shall match the style and design of the original inserts.
3. Double hung windows shall have 6/6 design and have raised exterior muntins.

- 86 4. French doors shall mimic the existing French doors with 10 lights.
87 5. The narrower swing windows on the side of the structure should mimic the existing swing
88 windows with 10 lights per panel.
89 6. The fan windows above the French doors shall be repaired and retained.
90

91 Ms. Longtin asked for clarification on the fan windows where it was stated that the fan windows
92 would be repaired where necessary; Ms. DiTommaso explained that the windows that could be
93 repaired would be, but the windows that could not be repaired, would be replaced. Ms.
94 DiTommaso also stated that the house was locally designated by the Town of Lake Park in 1999,
95 but that it is eligible for the National Register. Ms. Longtin stated that all the conditions should
96 be approved by the Community Development Director. Vice Chairman Dry asked about the
97 windows and doors being replaced and that the fan windows would be repaired, and only
98 replaced, where necessary. Mr. Stevens did not have a comment. Mr. Brown asked if they had a
99 competent person to replace the fan windows. The recording clerk sworn in Sarah Mozley.
100

101 Ms. Sarah Mozley, identified herself for the record, as presently living at 135 E. Ilex Drive, and
102 was the sister of Sue Ellen Gamble Mosler, owner of 227 Foresteria Drive, and that she would be
103 moving into the house. Ms. Mozley stated that the applicant wanted to put in hurricane proof
104 windows as the windows that are presently there are not stable.
105

106 Chairman Blakely stated that he could support the Special Certificate of Appropriateness as long
107 as the window profile matched the existing. Chairman Blakely expressed his concern that they
108 find someone who can restore the fan lights.
109

110 Vice Chairman Dry made a motion to approve the Special Certificate of Appropriateness with
111 the conditions as stated by Ms. DiTommaso. Seconded by Ms. Longtin.
112

| | Aye | Nay |
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| Jeff Blakely | X | |
| Todd Dry | X | |
| Jeanine Longtin | X | |
| Tim Stevens | X | |
| Mason Brown | X | |

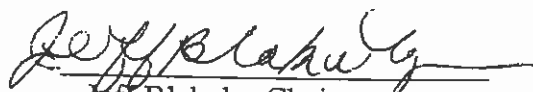
113 **Motion carried 5-0**
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115 Mr. Sullivan stated that alternative board members could apply to the Town Commission to
116 become a full member of the Board.
117

118 Ms. Longtin made a motion to adjourn. Seconded by Vice Chairman Dry. The meeting was
119 adjourned at 8:50 p.m.
120

121 Approved: 5/27/08
122

123 Attest: Sandra A. Otto
124
125
126


Jeff Blakely, Chairman